

Statistical Profile on: COVINGTON

City Mayor: Margaret Harto
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION

1980	n/a
1990	11,100
1995	n/a
2000	13,783
2003	14,850
2004	15,190
2005	16,610
2006	17,240

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 24%

Households, 2000 Census: 4,398
Ave. Hhld Size, 2000 Census: 3.13

Household Growth Target
for 2001-2022: 1,373



2000 Census Age Structure:

17 and under	4,661	34%
18 - 64	8,607	62%
65 and over	515	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,841	86%
Black or African American:	325	2%
Asian and Pacific Islander:	446	3%
Native American and other:	171	1%
Hispanic or Latino*:	617	4%
Two or more race:	383	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 224

Median Household Income:

1989 (1990 Census): \$43,800
1999 (2000 Census): \$63,711

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,074	24%
120% +	2,315	53%

2004 Total Jobs:	2,670
Construction/Resources	404
WTU	*
Manufacturing	*
Retail	617
Information/Technology	*
Health	200
Other Services/FIRE	*
Government/Education	594

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Starbucks
Pier One
Valley Medical Center Multi-Care
Pet-Co
Fred Meyer
QFC
Safeway

HOUSING

2000 Census Housing Unit Count: 4,466

**Single Family 4,407
Multifamily 59

1990 Census Median 2-Bdrm. Rental: \$550
2000 Census Median 2-Bdrm. Rental: \$1,008

1990 Census Median House Value: \$96,000
2000 Census Median House Value: \$162,900

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 97
**Single Family 97
Multifamily 0

2005 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Covington. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Bob Sheckler
City Info: (206) 878 - 4595

DEMOGRAPHICS

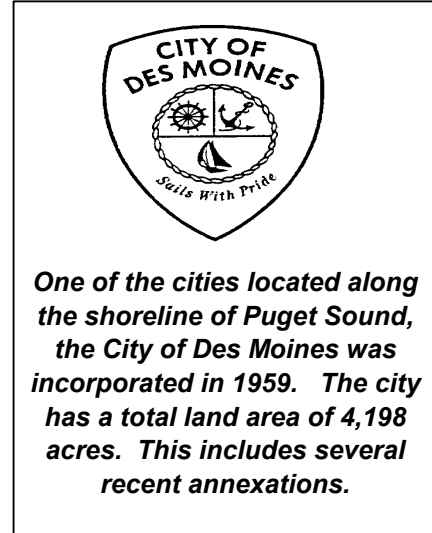
POPULATION

1980	7,378
1990	17,283
1995	21,450
2000	29,267
2003	29,120
2004	29,020
2005	28,960
2006	29,020

Population Growth, 1980-1990: 134%
Population Growth, 1990-2000: 69%

Households, 2000 Census: 11,337
Ave. Hhld Size, 2000 Census: 2.47

Household Growth Target
for 2001-2022: 1,576



2000 Census Age Structure:

17 and under	6,963	24%
18 - 64	17,957	61%
65 and over	4,347	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	20,986	72%
Black or African American:	2,068	7%
Asian and Pacific Islander:	2,779	9%
Native American and other:	297	1%
Hispanic or Latino*:	1,936	7%
Two or more race:	1,200	4%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 441

2004 Total Jobs:	5,650
Construction/Resources	385
WTU	235
Manufacturing	26
Retail	484
Information/Technology	*
Health	1,231
Other Services/FIRE	*
Government/Education	1,545

Major Businesses and Employers:

Highline School District
Highline Community College
City of Des Moines
Wesley Homes Care Center
Judson Park Retirement Home
Seatoma Convalescent Center

Median Household Income:

1989 (1990 Census):	\$32,145
1999 (2000 Census):	\$48,971

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,229	20%
120% +	4,319	38%

HOUSING

2000 Census Housing Unit Count: 11,854

**Single Family 7,152
Multifamily 4,702

1990 Census Median 2-Bdrm. Rental: \$453
2000 Census Median 2-Bdrm. Rental: \$705

1990 Census Median House Value: \$109,100

2000 Census Median House Value: \$174,700

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 94

**Single Family 87
Multifamily 7

2005 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	29	6.22

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Des Moines. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DUVALL

City Mayor: Will Ibershof
City Info: (425) 788 - 1185

DEMOGRAPHICS

POPULATION

1980	729
1990	2,770
1995	3,490
2000	4,616
2003	5,460
2004	5,545
2005	5,595
2006	5,735

Population Growth, 1980-1990: 280%

Population Growth, 1990-2000: 67%

Households, 2000 Census: 1,596

Ave. Hhld Size, 2000 Census: 2.88

Household Growth Target
for 2001-2022: 1,037

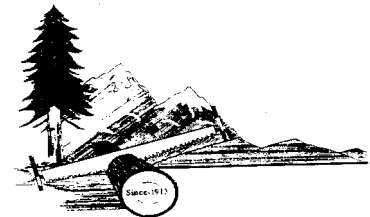
2000 Census Age Structure:

17 and under	1,494	32%
18 - 64	2,975	64%
65 and over	147	3%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,218	91%
Black or African American:	21	0%
Asian and Pacific Islander:	92	2%
Native American and other:	20	0%
Hispanic or Latino*:	172	4%
Two or more race:	93	2%

CITY OF DUVALL



*The City of Duvall has
a total land area of
1,418 acres. Duvall
was incorporated in
the year 1913.*

EMPLOYMENT AND INCOME

2004 Number of Business Units: 110

Median Household Income:

1989 (1990 Census):	\$37,537
1999 (2000 Census):	\$71,300

Households by Income Category, 1999:

0 - 50%	172	11%
50 - 80%	214	13%
80 - 120%	264	17%
120% +	958	60%

2004 Total Jobs: 970

Construction/Resources	120
WTU	11
Manufacturing	49
Retail	109
Information/Technology	*
Health	76
Other Services/FIRE	*
Government/Education	212

Major Businesses and Employers:

Riverview School District
Cherry Valley Family Grocer
Penst Designs
City of Duvall

HOUSING

2000 Census Housing Unit Count: 1,640

**Single Family 1,539
Multifamily 101

1990 Census Median 2-Bdrm. Rental: \$481

2000 Census Median 2-Bdrm. Rental: \$729

1990 Census Median House Value: \$139,300

2000 Census Median House Value: \$252,200

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 52

**Single Family 52
Multifamily 0

2005 Formal Plats: # Plats #Lots # Acres

Applications:	6	196	41.58
Recordings:	3	67	29.48

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ENUMCLAW

City Mayor: John G. Wise
City Info: (360) 825 - 3591

DEMOGRAPHICS

POPULATION

1980	5,427
1990	7,227
1995	10,170
2000	11,116
2003	11,140
2004	11,160
2005	11,190
2006	11,220

Population Growth, 1980-1990: 33%
Population Growth, 1990-2000: 54%

Households, 2000 Census: 4,317
Ave. Hhld Size, 2000 Census: 2.52

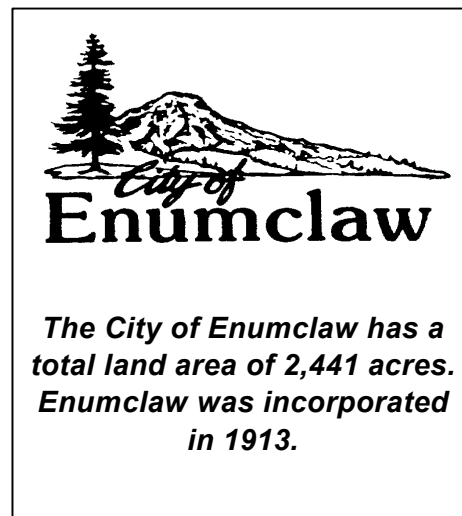
Household Growth Target
for 2001-2022: 1,927

2000 Census Age Structure:

17 and under	3,245	29%
18 - 64	6,257	56%
65 and over	1,614	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	10,276	92%
Black or African American:	31	0%
Asian and Pacific Islander:	98	1%
Native American and other:	97	1%
Hispanic or Latino*:	380	3%
Two or more race:	234	2%



EMPLOYMENT AND INCOME

2004 Number of Business Units: 321

Median Household Income:

1989 (1990 Census): \$28,200
1999 (2000 Census): \$43,820

Households by Income Category, 1999:

0 - 50%	1,218	28%
50 - 80%	828	19%
80 - 120%	788	18%
120% +	1,485	34%

2004 Total Jobs:

Construction/Resources	163
WTU	77
Manufacturing	296
Retail	733
Information/Technology	121
Health	758
Other Services/FIRE	1,439
Government/Education	772

Major Businesses and Employers:

Enumclaw Hospital
Helac Corporation
City of Enumclaw
Safeway
Enumclaw School District
Mutual of Enumclaw
QFC

HOUSING

2000 Census Housing Unit Count: 4,502

**Single Family 3,167
Multifamily 1,335

1990 Census Median 2-Bdrm. Rental: \$392

2000 Census Median 2-Bdrm. Rental: \$661

1990 Census Median House Value: \$86,100

2000 Census Median House Value: \$160,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 29

**Single Family 17
Multifamily 12

2005 Formal Plats: # Plats # Lots # Acres

Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Enumclaw. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

City Mayor: Mike Park
City Info: (253) 835-7000

DEMOGRAPHICS

POPULATION

1980	n/a
1990	67,304
1995	74,290
2000	83,259
2003	83,500
2004	83,590
2005	85,800
2006	86,530

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 24%

Households, 2000 Census: 31,467
Ave. Hhld Size, 2000 Census: 2.63

Household Growth Target
for 2001-2022: 6,188



The City of Federal Way has a total land area of 14,425 acres. Federal Way incorporated in 1990. It is King County's fourth largest city, among the most populous in South King County.

2000 Census Age Structure:

17 and under	23,511	28%
18 - 64	53,382	64%
65 and over	6,366	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	55,050	66%
Black or African American:	6,439	8%
Asian and Pacific Islander:	10,996	13%
Native American and other:	807	1%
Hispanic or Latino*:	6,266	8%
Two or more race:	3,701	4%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,844

Median Household Income:

1989 (1990 Census):	\$38,311
1999 (2000 Census):	\$49,278

Households by Income Category, 1999:

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	6,273	20%
120% +	12,096	38%

2004 Total Jobs: 29,357

Construction/Resources	767
WTU	1,198
Manufacturing	502
Retail	5,283
Information/Technology	1,794
Health	4,405
Other Services/FIRE	11,962
Government/Education	3,446

Major Businesses and Employers:

Federal Way School District
City of Federal Way
St. Francis Hospital
Enchanted Parks
Weyerhaeuser
US Postal Service
World Vision
COSTCO

HOUSING

2000 Census Housing Unit Count: 32,589

**Single Family	18,082
Multifamily	14,507

1990 Census Median 2-Bdrm. Rental: \$476

2000 Census Median 2-Bdrm. Rental: \$737

1990 Census Median House Value: \$118,800

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 295

**Single Family	282
Multifamily	13

2005 Formal Plats: #Plats #Lots #Acres

Applications:	4	66	23.15
Recordings:	2	176	88.33

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Federal Way. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: HUNTS POINT

City Mayor: Fred McConkey
City Info: (425) 455 - 1834

DEMOGRAPHICS

POPULATION

1980	480
1990	513
1995	500
2000	443
2003	445
2004	450
2005	450
2006	480

Population Growth, 1980-1990: 7%
Population Growth, 1990-2000: -14%

Households, 2000 Census: 165
Ave. Hhld Size, 2000 Census: 2.68

Household Growth Target
for 2001-2022: 1

2000 Census Age Structure:

17 and under	115	26%
18 - 64	258	58%
65 and over	70	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	413	93%
Black or African American:	2	0%
Asian and Pacific Islander:	12	3%
Native American and other:	0	0%
Hispanic or Latino*:	10	2%
Two or more race:	6	1%

Town of Hunts Point

Incorporated in 1955, the Town of Hunts Point has a total land area of 182 acres. This city is one of the "Point Cities".

EMPLOYMENT AND INCOME

2004 Number of Business Units: 15

Median Household Income:

1989 (1990 Census): \$96,691
1999 (2000 Census): \$179,898

Households by Income Category, 1999:

0 - 50%	7	4%
50 - 80%	13	9%
80 - 120%	10	7%
120% +	127	81%

2004 Total Jobs:

22

Construction/Resources	0
WTU	*
Manufacturing	0
Retail	0
Information/Technology	*
Health	0
Other Services/FIRE	*
Government/Education	2

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 186

**Single Family 181
Multifamily 5

1990 Census Median 2-Bdrm. Rental: \$1,000

2000 Census Median 2-Bdrm. Rental: \$888

1990 Census Median House Value: \$500,000

2000 Census Median House Value: \$1,000,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 2

**Single Family 2
Multifamily 0

2005 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Hunts Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ISSAQUAH

City Mayor: Ava Frisinger
City Info: (425) 837 - 3000

DEMOGRAPHICS

POPULATION

1980	5,536
1990	7,786
1995	9,025
2000	11,212
2003	15,110
2004	15,510
2005	17,060
2006	19,570

Population Growth, 1980-1990: 41%

Population Growth, 1990-2000: 44%

Households, 2000 Census: 4,840

Ave. Hhld Size, 2000 Census: 2.27

Household Growth Target
for 2001-2022: 3,993

2000 Census Age Structure:

17 and under	2,484	22%
18 - 64	7,603	68%
65 and over	1,125	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,523	85%
Black or African American:	95	1%
Asian and Pacific Islander:	680	6%
Native American and other:	83	1%
Hispanic or Latino*:	555	5%
Two or more race:	276	2%



Incorporated in 1892, The City of Issaquah was originally called "Gilman" and had its name changed to "Issaquah" in 1899. This city has a total land area of 7,279 acres. This acreage includes several recent annexations.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 816

Median Household Income:

1989 (1990 Census):	\$35,422
1999 (2000 Census):	\$57,892

Households by Income Category, 1999:

0 - 50%	846	17%
50 - 80%	799	17%
80 - 120%	839	17%
120% +	2,367	49%

2004 Total Jobs:

Construction/Resources	635
WTU	872
Manufacturing	1,770
Retail	2,982
Information/Technology	1,732
Health	1,353
Other Services/FIRE	6,061
Government/Education	1,210

Major Businesses and Employers:

KC Library System
Siemens Medical Systems
Providence Marionwood
Issaquah School District
COSTCO
Zetec
Microsoft

HOUSING

2000 Census Housing Unit Count: 5,086

**Single Family	2,327
Multifamily	2,759

1990 Census Median 2-Bdrm. Rental: \$523

2000 Census Median 2-Bdrm. Rental: \$902

1990 Census Median House Value: \$168,200

2000 Census Median House Value: \$308,500

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 754

**Single Family	506
Multifamily	248

2005 Formal Plats: # Plats #Lots #Acres

Applications:	11	355	123.18
Recordings:	10	289	117.87

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Issaquah. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENMORE

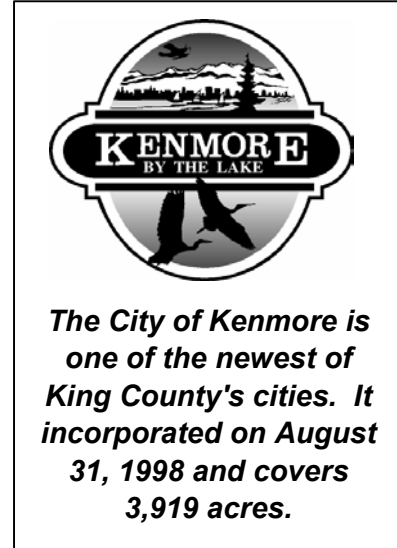
City Mayor: Randy Eastwood
City Info: (425) 398-8900

DEMOGRAPHICS

POPULATION

1980	n/a
1990	15,100
1995	n/a
2000	18,678
2003	19,200
2004	19,170
2005	19,290
2006	19,680

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	24%
Households, 2000 Census:	7,307
Ave. Hhld Size, 2000 Census:	2.54
Household Growth Target for 2001-2022:	2,325



2000 Census Age Structure:

17 and under	4,571	24%
18 - 64	12,177	65%
65 and over	1,930	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	15,822	85%
Black or African American:	253	1%
Asian and Pacific Islander:	1,365	7%
Native American and other:	95	1%
Hispanic or Latino*:	655	4%
Two or more race:	488	3%

EMPLOYMENT AND INCOME

2004 Number of Business Units: 388

Median Household Income:

1989 (1990 Census):	\$43,000
1999 (2000 Census):	\$61,756

Households by Income Category, 1999:

0 - 50%	1,135	16%
50 - 80%	1,051	14%
80 - 120%	1,400	19%
120% +	3,769	52%

2004 Total Jobs:	4,124
Construction/Resources	430
WTU	340
Manufacturing	58
Retail	328
Information/Technology	105
Health	287
Other Services/FIRE	1,865
Government/Education	710

Major Businesses and Employers:

Bastyr University
Kenmore Lanes Bowling Alley
Safeway
Kenmore Air
Plywood Supplies

HOUSING

2000 Census Housing Unit Count: 7,488

**Single Family	5,345
Multifamily	2,143

1990 Census Median 2-Bdrm. Rental: \$540
2000 Census Median 2-Bdrm. Rental: \$836

1990 Census Median House Value: \$154,000
2000 Census Median House Value: \$246,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 143
**Single Family 143
Multifamily 0

2005 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	3	55	12.46

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kenmore. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENT

City Mayor: Suzette Cooke
City Info: (253) 856-5700

DEMOGRAPHICS

POPULATION

1980	23,152
1990	37,960
1995	44,620
2000	79,524
2003	84,210
2004	84,560
2005	84,920
2006	85,650

Population Growth, 1980-1990: 64%
Population Growth, 1990-2000: 109%

Households, 2000 Census: 31,113
Ave. Hhld Size, 2000 Census: 2.53

Household Growth Target
for 2001-2022: 4,284

2000 Census Age Structure:

17 and under	22,011	28%
18 - 64	51,675	65%
65 and over	5,838	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	53,964	68%
Black or African American:	6,444	8%
Asian and Pacific Islander:	7,994	10%
Native American and other:	1,088	1%
Hispanic or Latino*:	6,466	8%
Two or more race:	3,568	4%



The City of Kent has a total land area of 18,607 acres. Kent became a city in the year 1890. Kent is the 3rd most populated city in King County.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 2,640

Median Household Income:

1989 (1990 Census):	\$32,341
1999 (2000 Census):	\$46,046

Households by Income Category, 1999:

0 - 50%	7,920	25%
50 - 80%	6,240	20%
80 - 120%	6,141	20%
120% +	10,753	35%

2004 Total Jobs: 58,922

Construction/Resources	4,801
WTU	13,970
Manufacturing	14,396
Retail	5,931
Information/Technology	2,720
Health	2,554
Other Services/FIRE	9,590
Government/Education	4,961

Major Businesses and Employers:

Boeing Company
Kent School District
City of Kent
REI
KC Regional Justice Center
Hexcel Corporation Plant 1
Sysco Food Services
Mikron Industries

HOUSING

2000 Census Housing Unit Count: 32,534

**Single Family 14,747
Multifamily 17,787

1990 Census Median 2-Bdrm. Rental: \$458

2000 Census Median 2-Bdrm. Rental: \$724

1990 Census Median House Value: \$107,100

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 663

**Single Family 246
Multifamily 417

2005 Formal Plats: # Plats #Lots # Acres

Applications:	16	478	107.91
Recordings:	8	215	51.64

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Kent. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KIRKLAND

City Mayor: James Lavinger
City Info: (425) 587-3000

DEMOGRAPHICS

POPULATION

1980	18,779
1990	40,052
1995	42,350
2000	45,054
2003	45,630
2004	45,800
2005	45,740
2006	47,180

Population Growth, 1980-1990: 113%

Population Growth, 1990-2000: 12%

Households, 2000 Census: 20,736

Ave. Hhld Size, 2000 Census: 2.13

Household Growth Target
for 2001-2022: 5,480

2000 Census Age Structure:

17 and under	8,322	18%
18 - 64	32,120	71%
65 and over	4,612	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	37,438	83%
Black or African American:	688	2%
Asian and Pacific Islander:	3,580	8%
Native American and other:	318	1%
Hispanic or Latino*:	1,852	4%
Two or more race:	1,178	3%



The City of Kirkland has a total land area of 6,719 acres. This city incorporated in 1905. The city absorbed Houghton in 1968 and annexed Juanita and Rose Hill in 1988.

EMPLOYMENT AND INCOME

2004 Number of Business Units: 1,986

Median Household Income:

1989 (1990 Census):	\$38,437
1999 (2000 Census):	\$60,332

Households by Income Category, 1999:

0 - 50%	3,071	15%
50 - 80%	3,306	16%
80 - 120%	3,825	18%
120% +	10,429	50%

2004 Total Jobs: 31,334

Construction/Resources	2,190
WTU	2,119
Manufacturing	1,826
Retail	4,272
Information/Technology	4,598
Health	2,875
Other Services/FIRE	8,971
Government/Education	4,484

Major Businesses and Employers:

Evergreen Hospital
Kenworth Truck Co.
Captaris Customer Mgmt. Grp.
Convergys
City of Kirkland
Larry's Market
COSTCO
Fred Meyer

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family 9,782
Multifamily 12,157

1990 Census Median 2-Bdrm. Rental: \$559

2000 Census Median 2-Bdrm. Rental: \$972

1990 Census Median House Value: \$160,200

2000 Census Median House Value: \$283,100

DEVELOPMENT ACTIVITY

2005 Total New Residential Units: 506

**Single Family 229
Multifamily 277

2005 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	1	16	2.25

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kirkland. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.